

Officer Report

Application No.	24/0242/FH
Site Address	The Gables, Alkham Valley Road, Folkestone, CT18 7EH
Officer Name	Macey Douglas
Proposal	Ground floor and first floor rear extension

Recommendation

Report Number	RD-434236
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	10 April 2024

Report

Site

The application site is a two-storey dwelling situated on the south side of Alkham Valley Road. The dwelling itself is finished in red brick and cream render with white uPVC fenestrations. To the rear of the property there is an existing single storey extension with three large unproportioned gabled dormer windows within the roof slope. The application site also features off street parking for several vehicles as well as single storey outbuildings to the rear amenity space.

Site History

No recent or relevant site history

Proposal

Planning permission is sought for the erection of a two-storey rear extension with a first-floor element following the removal of the existing dormer windows to the rear roof slope. The proposed extension would add an additional 8sq. metres to the footprint of the property.

The proposed extension would be finished in red brickwork at ground floor level with cream render at first floor. It would also include the use of composite fibre cement tiles and white uPVC fenestrations. All materials are to match the host dwelling.

Consultation Responses

Hawkinge Town Council – No objections

Publicity

Neighbour letters sent. Expiry – 25/03/2024

Representations

No representations have been received regarding the above application.

Relevant Policies

NPPF and NPPG:

The NPPF and NPPG broadly support minor householder development subject to general amenity considerations – Paragraphs 12, 131

Places and Policies Local Plan (2020):

HB1 (Quality Places Through Design), HB8 (Alterations and Extensions to Buildings), T2 (Parking Standards), NE3 (Protecting the Districts Landscapes and Countryside).

Core Strategy Review (2022)

Appraisal

Design and Visual Appearance

The proposed extension would replace three unproportioned dormer windows to the rear roof slope as well as extending above the single storey flat roof rear extension. Whilst the proposed extension would be large in size, it would serve as an adjunct addition and vastly improve the appearance of the rear of the property following the loss of the existing dormer windows to the rear roof slope. Further to this, given its position to the rear of the property, it would not detract from the character and appearance of the wider street scene or the Kent Downs National Landscape Area (formally AONB) overall.

The proposed materials would match those used elsewhere on the existing dwelling. This is considered to be an acceptable approach.

Overall on balance, the proposed development is considered to be acceptable.

Residential Amenity

The application site is surrounded by several neighbouring properties, including the Nook (to the southwest of the site), Redfields (to the rear of the site) and Westview (situated to the northeast of the site). Given the sufficient distance which separates these properties (The Nook: 37.00 metres, Redfield: 60.5 metres, and Westview: 46.5 metres), the proposed extension would not result in harm to the residential amenity of the neighbouring occupants of these properties by way of loss of light, overbearing impact, or a loss of privacy through interlooking and overlooking. Therefore, the proposed development is acceptable in this regard.

Parking and Highways

There are no new bedrooms proposed as a result of the proposed development. Given that this is the case and that there is sufficient off-street parking it is considered that the proposed development would not result in the need for additional parking and is therefore acceptable in this regard.

Human Rights

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

Public Sector Equality Duty

In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:

- Eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

Duty to Cooperate

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service and, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

Recommendation

Taking the above into consideration, it is considered that the proposal is sustainable development which complies with the development plan policy and the NPPF and is therefore recommended for approval subject to conditions.

Recommended Conditions (3)

1

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason:

In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2

The development hereby permitted shall not be carried out except in complete accordance with the following approved drawings and documents:

Proposed Location & Block Plans

24_01_06 Proposed Rear & Side Elevations

24_01_05 Proposed Ground & First Floor Plans

Received 20/02/2024

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of Places and Policies Local Plan.

3

The development hereby approved shall be carried out in accordance with the details of materials as specified on drawing '24_01_06 Proposed Rear & Side Elevations' received 20/02/2024

Reason:

In the interests of visual amenity.